

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

July 22, 2011 – Barren River State Park

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

#### Present:

Harold Brantley, Chair  
Sam E. Blackburn, Vice Chair  
G. Herbert Pritchett, Board Member  
Kathy Mayfield, Board Member

#### Present Also:

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
James Grawe, Board Counsel  
Dennis Badger, Investigator Consultant

#### Absent:

Dorsey Hall, Board Member  
Ravon Radmard, Executive Secretary

Chair, Harold Brantley opened the meeting by welcoming the guest. The guest in attendance was Chris Stewart

Motion by Herbert Pritchett, second by Sam Blackburn and the Board unanimously approved the June 17, 2011 minutes.

## **EDUCATION**

Motion by Kathy Mayfield, second by Herbert Pritchett and the Board unanimously approved the following renewal and new education courses for fiscal year 2011-2012:

- (1) Wilson Education Group
  - (a) WEG UAD Requirements – 7 hours CE
  - (b) WEG 430 – Market Analysis & Highest & Best Use – 15 hours QE/14 CE
- (2) Department of Revenue – Office of Property Valuation
  - (a) KY Course 71 – Commercial Real Property Appraisal/Cost Approach – 15 hours CE
  - (b) KY Course 80 – Residential Real Property Appraisal – 15 hours CE
  - (c) KY Course 90 – Farm Real Property Appraisal – 15 hours CE
- (3) LIA Administrators & Insurance Services
  - (a) Loss Prevention Program for Real Estate Appraisers – 4 hours CE
- (4) National Association of Independent Fee Appraisers
  - (a) FHA Current Appraisal Requirements – 7 hours CE
  - (b) Fannie Mae Selling Guide – Updated Appraisal Related Policies – 7 hours CE
- (5) Redd, Brown & Williams Educational Services
  - (a) UAD Requirements – 7 hours CE

## **CERTIFICATION/LICENSURE**

Motion by Sam Blackburn, second by Herbert Pritchett and the Board voted to approve a total of fourteen (14) individuals for certification/licensure.

### **A. Approval**

- (1) Gregory Amburgy – Certified Residential (OH)
- (2) Calvin M. Capps, Jr. - Associate
- (3) David Dean – Associate
- (4) Stephan J. Gianoplus – Certified General (FL)
- (5) Ashley M. Gillenwater – Certified General (VA)
- (6) Christina Hinton - Associate
- (7) Steven L. Hottle – Certified General (MO)
- (8) Robert Wayne Hunt – Certified General (TN)
- (9) Shane T. Lovelady – Certified General (AL)
- (10) Ricky R. Mann – Associate
- (11) Nelson C. Pratt – Certified General (TN)
- (12) Lisa A. Tompkins – Certified Residential (VA)
- (13) Pamela H. Williams – Associate
- (14) Amanda R. Young - Associate

## COMPLAINT

- A. Case Summary Flow Chart – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to accept the chart as presented by staff. The Board reviewed the number of cases outstanding and was advised that a substantial number will be resolved by the September Board meeting.
- B. The Board was advised there have been a total of 25 cases filed for 2011.
- C. Investigator Report – The Board was advised that 33 cases have been assigned and a substantial number will be presented by the September Board meeting.
- D. Cases
  - (1) Case No. 10-42 – Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set for a hearing
  - (2) Case No. 10-48 – Motion by Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to dismiss the case.
  - (3) Case No. 10-41 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set for a hearing.
  - (4) Case No. 11-02 - Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set for a hearing.
- E. Cases that have been appealed.
  - (1) David Harrington – Final Order 2/18/10  
Appeal filed on 3/25/10 - Order filed by Marvin Wilson on May 13, 2011
  - (2) Lynn Prichard – 3/2008  
Lawsuit filed on 12/2008
- F. The Board agreed they would like to continue to see the investigation report with redacted information for each case.
- G. Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved Jeff Lagrew and Bryan Reynolds to attend the investigator training session offered by The Appraisal Foundation. The Board also agreed when there is an opening; Gretchen Evans will have the authority to attend. The Appraisal Foundation will cover cost of two individuals to attend each session.

## **MISCELLANEOUS**

The Board reviewed:

- (1) ASC Correspondence on courses on personal property appraisal
- (2) Budget Ending June 30, 2011
- (3) The One-Stop Business Portal Advisory Committee – May 10, 2011 Minutes
- (4) The One-Stop Business Portal Advisory Committee – June 14, 2011 Minutes
- (5) Mortgage Origination: The Impact of Recent Changes on Homeowners and Businesses
- (6) Memorandum – Subject: Amendment to 201 KAR 30:370 Fees Paid to Appraisers
- (7) Regulation change – 30:075 Fees paid to appraisers – Motion by Herbert Pritchett, second by Sam Blackburn and the Board agreed to withdrawal the current regulation and to include the language presented. Herbert Pritchett stated that he likes the VA fee schedule but will participate in going forward with revised regulation.
- (8) Courses KREAB will offer for fiscal year 2011-2012
- (9) As of July 21, 2011 – Number of Renewals/New Appraisers - 1468
  - Certified General – 511
  - Certified Residential – 770
  - Licensed Real Property – 16
  - Associates – 171
- (10) As of July 21, 2011 – Number of Individuals inactive 114 (35 Requested for June 30, 2011)
  - Certified General - 30
  - Certified Residential - 80
  - Licensed Real Property - 4
- (11) As of July 21, 2011 – Number of non-renewals 124
  - Certified General – 29
  - Certified Residential – 47
  - Licensed Real Property – 5
  - Associates – 43
- (12) Larry Disney advised the Board that Robert Knight, appraiser, called to apologize for the correspondence sent to Mr. Disney.

## **NEW BUSINESS**

The Board was notified that the August Board meeting will be Friday, August 26, 2011 at 9:00 a.m. at the Board office.

Herbert Pritchett made a motion and submitted a memo to be an official record of the Board concerning Board Member/staff training. Motion dies for a lack of second.

Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to adjourn the meeting.

The meeting was called back to order.

James Grawe, Board Counsel, advised the Board:

Under the open meeting act the Board may meet to discuss internal policies and procedures and generally educate the Board Members and staff on the general operation of the Board. Specifically, reviewing the statutes of the Board, the historical origins of the laws governing appraisal, and a review of hearing requirements, not specific to any individual are permitted. . He advised that it is his understanding that there is no intention to conduct public business at the educational retreat.

Jim Grawe advised that the meeting can proceed under the open meeting act.

The Board agreed to recess to the second location for Board Member and Staff Training.

  
Chair

  
Staff Assistant